



PARCEL 4 BLOCK 736 LOT 2

PRESENT OWNERS ACQUIRED TITLE AS FOLLOWS:

From: Macedonia Missionary Baptist Church.

Date: September 23, 1949

I.R.T. \$55.00 Deed of Trust: Clear

REMARKS:

Shown through property by Mrs. Onstat (tenant) who is operting a boarding house and paying \$150.00 per month rent.

Property is an old mansion which has been well maintained. Improvements including landscaping are in good condition.

Tenant informs me she is giving up her lease September 1, 1957. She has only 8 boarders and cannot maintain the premises.



LOUIS HOLDEN, REAL DETATE APPRAISE.

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Golden Gate Commandery Co.

Parcel 4

Block 736

The owner's agent stated that they had acquired the property in 1948 on an exchange basis for property valued by them at \$50,000.

The improvements consist of a mansion. The property is now under the custody of a caretaker and otherwise is vacant.

Probate #103451 official records of the County show that Henry F. Fortman, a former owner of this property, died on 5-21-'46. Under date of 6-30-'48 W. A. Breen, inheritance tax appraiser, states that at the time of death said property had a market value of \$30,000. Under date of 4-10-'48 Mr. Breen states that as of that date the property had a market value of \$47,500.

On 4-27-'48 the Estate of Henry F. Fortman, deceased, sold this property to Daniel G. McLorin for \$47,500. On this same date the Probate Court entered an order confirming this sale. On 4-30-'48 Daniel G. McLorin conveyed this property to Macedonia Missionary Baptist Church. The records do not show any revenue stamps attached to the deed.

By deed dated 9-23-'49, recorded 10-14-'49 Macedonia Missionary Baptist Church conveyed this property to Golden Gate Commandery Co., I.R.T. \$55, indicating a price of \$50,000. As stated above, the present owner's agent said this was not an all cash transaction but involved an exchange of property.



FEB 1084033

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FEB 10840 5 %

Johnson

Parcel 1

Block 736

The owner stated that he acquired the property in May, 1951 for a total purchase price of \$32,500 with no cash down.

The improvements consist of a mansion converted into 17 housekeeping units. The owner claims a gross income, if fully rented, of \$458 per month furnished, exclusive of 1 room which is owner-occupied. The first floor contains 5 housekeeping units, the second floor contains 5 housekeeping units and the third floor contains 7 housekeeping units. At the date of inspection over 65% of the rentable units were vacant.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

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PARCEL 1 BLOCK 736 LOT 1

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: Jane Patton

To: Charles H. & Sara T. Blackburn

I.R.T. \$4.40 with other property.

Date: April 9, 1956

Deed of Trust: None

REMARKS:

Subject property is an old mansion with elaborate oak trim, wainscoting, etc. Property is particularly adaptable for a boarding house. There is a large social room and kitchen on the ground floor and a total of 16 bedrooms can be provided.

Shown through the property by owners.



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Malmquist

Parcel 2

Block 736

The owner states that she acquired the property in 1921 for \$25,000.

The improvements consist of two 3-flat buildings which are rented to 6 master tenants who sublet the rooms as housekeeping units. The owner claims a gross income, if fully rented, of \$297.50 per menth unfurnished. At the date of inspection all flat units were 100% occupied.

The building has been maintained in good condition inside and outside and there is considerable pride of ownership being evidenced.



FEB 1084032

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PARCEL No. 2 BLOCK No. 736 LOT No. 1A

111 - 711 - 77

PRESENT OWNERS ACQUIRED PROPERTY AS FOLLOWS:

From:

William & Louise M. John

Date:

October 16, 1924

I.R.T.

\$24.00

DEED OF TRUST

None

ACCURE SEE

Encroachment on property to west. Permit to stand until removed.

REMARKS:

Talked to Mrs. Malmquist (owner) by phone. Shown through property by tenants. Mrs. Malmquist reports the following rentals which by comparison are too low:

1107 Ellis	5	rooms	\$50.00
1109	6	李章	45.00
1112	8	22	55.00
1115	5	**	45.00
1117	6	***	50.00
1119	8	學會	50.00

I have adjusted the rentals in accordance with present market.

Actually two 3-flat buildings with a party wall. One of the best buildings in this neighborhood.



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Geary

Parcel 3

Block 736

The owner stated that he acquired the property on December 24, 1947 as a gift.

The improvements consist of a 3 flat building which is rented to master tenants who sublet housekeeping rooms. The first floor flat, including ground floor, consisting of 12 rooms is rented for \$50 per month unfurnished. The second floor flat, consisting of 7 rooms, is rented for \$50 per month unfurnished. The third floor and attic flat, consisting of 14 rooms, is rented for \$55 per month unfurnished. The total gross income from the 3 flats, if fully rented, is \$155 per month unfurnished. These rentals are low in comparison with similar units in the area.

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PARCEL No. 3 BLOCK No. 736 LOT No. 1B

101714 77

PRESENT OWNER OCCULRED TITLE AS FOLLOWS:

From:

Edward I. Butler (Gift)

Dates

December 29, 1947

I.R.T.

None

DEED OF TRUST: Clear

REMARKS:

Harold Geary (owner) owns Bank Pharmacy in Fairfax, Marin County.

I talked to him by phone. Shown through the premises by the tenants.

The properties are leased out to individuals operating each flat as lodgings. Property manager, Umbsen, Kerner and Stavens.

Rents are:

Ground floor and first floor - \$50.00

Third floor and attic 55.00

These rentals are much too low by comparison with similar properties. The improvements are in overall fair condition.

VIOLATIONS OF STATE HOUSING ACT.

No Fire escapes - four floors occupancy.

Gas plates in rooms.



V WEIGH

#44.⁶⁶07.64

Yoshino Akiyoshi Parcel 9 Block 736

The owner stated that she acquired the property in April, 1949 for 45,000 cash and a First Deed of Trust of \$6,800 and a Second Deed/of Trust of \$4,400 - total purchase price (16,000. The furniture and furnishings in the building were included in the sales price.

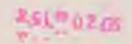
The improvements consist of a 2 flat building converted into 8 housekeeping units, 1 of which is owneroccupied. The owner claims a gross income, if fully rented, of \$276 per month furnished, exclusive of 3 rocus which she occupies. At the date of inspection approximately 10% of the housekeeping units were vacant.

The condition of the building is good inside and outside. The floor plan has an exceptionally poor arrangement of rooms which is undesirable for rental purposes.



736

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PARCEL No. 9 BLOCK No. 736 LOT No. 6

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From:

Gilbert F. Fallman

Date:

April 19, 1949

I.R.T.

None

DEED OF TRUST:

\$6,600.00 - Home Federal Savings & Loan Association.

April 29, 1954

(0.70 m) AS

RUMARES:

Shown through property by owner. Subject property was remodeled years ago into a lodging house. This work was completed before the present building code. Some minor violations. Gas plates (cooking) in rooms.



SE WELL

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Nurok

Parcel 10

Block 736

The improvements consist of a 3 flat building converted into 4 apartments and 11 housekeeping units. The owner claims a gross income, if fully rented, of 489 per month unfurnished. At the date of inspection it a peared that there were a proximately 5, vacancies.

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There are a number of unvented gas plates in the building.

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FEB 1084033

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PARCEL No. 10 BLOCK No. 736 LOT No. 6A

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PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: Jacob Nurok

Date: July 14, 1949

I.R.T. None

DEED OF TRUST:

Clear

REMARKS:

improvements appear to have been legally remodeled years ago before the present ordnances were established. Therefore, legal.

No fire escapes to second floor. One method (stairway) to top floor flats. Shown through property by owner.

\$350m193

The income shown on the appraisal report is my estimate of the fair income by comparison in this location for this type of flat.



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Redus

Parcel 11

Block 736

The owner stated that he acquired the property on September 30, 1946 for \$2,200 cash and First, Second and Third Deeds of Trust for approximately \$16,800 - total purchase price approximately \$19,000.

The improvements consist of a 3 flat building on Tilis itreet and a 2 flat building on Tillow itreet. The 5 flat building has been converted on the first and third floors into 13 housekeeping units and 1 real estate office room. The second floor is occupied by the owner as a flat. The rear 2 flat building contains a 4-room flat on the first floor and a 5-room flat on the second floor.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

The owner claims a gross income, if fully rented, of \$\\$460 per month, exclusive of the 7-room flat occupied by him. At the date of inspection it appeared that only l housekeeping unit was vacant.

The bullding is badly run down inside and outside and is not considered to be in desirable rental or sales condition.



FEB 1084022

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PARCEL no. 11 BLOCK No. 736 LOT No. 7

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From:

G. Sanford

Date:

September 30, 1946

I.R.T.

\$21.00

DEED OF TRUST:

\$10,500.00 Emco Investment Co. December 13, 1954.

REMARKS:

.Shown through the property by the owner's son. Statement on income and expenses provided by owner as follows:

Gross Income Expenses Net \$3,788.50 1.035.15 2,453.35

Three flats on Ellis Street in good condition. Two flats in rear on Willow Street in fair condition only. (Good outside - poor inside)



NE METERS

201902B

PARCEL 12 BLOCK 736 LOT 8

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PLEAST TITLE ACQUIRED:

Propose

Thomas F. & Mary E. Loftus

Dates

May 6, 1948

Lellelles

None None

Dele

The state of the s

Sabject property was originally 3 units side by side (triplex).

Extensive remodeling has produced 15 bedrooms with kitchenettes. These are illegal because of no fire escapes. They are each rented for \$30 furnished.

If they units were converted to their original use, they would not approximately the same not income.

Considerable settlement due to inadequate foundation. Obvicusly dry rot, termites are both.

Shown through the property by owner.



ge METER

P. H. Sontag, Inc.
Parcel 13
Block 736

"Jerry" Gerenise Ondayog and ateo Bass claim that they nurchased this property in February, 1954 for all,000, of which \$1,000 cash was paid down.

184 1 6

The improvements consist of a single-family residence converted into 6 furnished housekeeping units. The basement has a 3-room unit which is being installed and is practically completed. The first floor contains 3 rooms which are owner-occupied. The second floor contains 3 housekeeping units and a community kitchen. The basement unit, upon completion, will be used by the owner. The second floor housekeeping units are rented for a gross rental of \$85 per month furnished.

At the date of inspection the second floor housekeeping units were 100% vacant.



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PARCEL No. 13 BLOCK No. 736 LOT No. 9

THE PART WE

FRINGET OWNER ACQUIRED PROPERTY AS FOLLOWS:

From:

Blakewell Thomas

Date:

March 17, 1954

I.R.T.

None

Daid of Trust:

\$7,500

- Sala & Sala October 23, 1953

AGREEMENT OF SALE

March 17, 1954 to Onayog & Natia S. Bass

RIMUNIUS :

Shown through property by tenants. Could not contact owner. Porperty is now rented as three flats.

Basement apartment illegal (Insufficient ventilation)

Main floor-living room; dining room used as bedroom; kitchen

Second floor - 4 bedrooms with one used as kitchen, bath shared with lower tenant.



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The congrestated that he acquired the project; on March 12, 1954 for \$1,000 cash, subject to a First Deed of Trust of \$6,930 and a Second Deed of Trust of \$5,570 total purchase price \$13,500.

The improvements consist of a 2 flat building. The first floor flat consists of 4 rooms rented for 10 per month unfurnished. The second floor flat consists of 5 rooms, unoccupied.



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ANGUS HOLDEN, REAL ESTATE APPRAISER

PARCEL 14 BLOCK 736 LOT 9A

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PRESENT OWNERS ACQUIRED TITLE AS FOLLOWS:

P. H. Sonntag Inc. March 10, 1954.

Date:

I.R.T.

770

DEED OF TRUST:

\$7,000.00 - Sala & Sala - February 2, 1954.

5,570.17 - P. H. Sonntag - March 16, 1954

REMARKS:

Shown through property by owner. He informs me he paid \$13,500 with \$7,000 down. He says he is having considerable trouble meeting his payments. He does not know his present balance.



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Waegemann

Parcel 15

Block 756

Francisco P. Correia et ux entered into an Agreement of Purchase for this property on October 4, 1950 for \$19,800, or which L1,500 was cash down.

The improvements consist of a 2 flat building on Ellis treet and a incling located on the rear of the lot converted into a partment units. The owners claim a gross income, if fully rented, of 244.50 per month unturnished, exclusive of the 4-room rear unit occupied by the owners. At the date of inspection all of the units appeared to be fully occupied.

Certain of the baths located in the buildings are off the kitchens.



LEB 1080023

736/10 PARCEC 15





Parcel 16
Block 736

The property is used as a fire station and is exempt from taxation.



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This is a vacs it lot a presidently an average of 4-1/2' above the street grade.



EE 108022

Loftus
Parcel 12
Block 736

The owner stated that he acquired the property in 1948 as a gift from his father.

The improvements consist of a 3 flat building converted into 18 housekseping units. The rocks are poorly arranged and provide only a minimum standard of housing accommodations. The building is in need of major structural repairs.

The owner claims a gross income, if fully rented, of \$351 per month furnished. At date of inspection approximately 15% of the rentable units were vacant.

There are a number of unvented gas stoves being used in the building.



RECORD L CAL

ANGUS HOLDEN, REAL ESTATE APPRAISER

PAGGE 17 BLOCK 736 LOT 12

PRESENT OWNERS ACQUIRED TITLE:

From William Bruce Estate Date: ? I. R. T. ?

DED OF THIST:

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Let approximately 3 feet above grade in front sloping off in rear. About 10 feet above grade of Willow Street (Alley) in rear.



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Schneider
Parcel 18
Block 736

The improvements consist of a 3 flat building located on Ellis Street, and a 2 flat building located on Willow Street. The property is well maintained with considerable pride of ownership, and fully rented.



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PARCEL No. 18 BLOCK No. 736 LOT No. 13

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PRESENT OWNERS ACQUIRED TITLE AS FOLLOWS:

From:

Louis Leiser

Date:

March 28, 1917

I.R.T.

None

DEED OF TRUST:

None

PERARKS:

Freperty is now in the Estate of Rosalind Schneider. Administrator is Adolph J. Schneider, 46 Shipley, Street, San Francisco.

Shown through the property by Adolph J. Schneider. The following rent schedule was supplied by Mr. Schneider.

1131 Ellis S	treet	\$50.00
1133 "		48.00
1135		48.00
424 Willow	Street	37.50
426 W #		45.00

These rents are too low by comparison, in the income analysis is the prevailing rentals in this area.

Two of the flats are sub-rented as lodgings with kitchenettes in rooms.



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Galik
Parcel 19
Block 736

The owner stated that she acquired the property in March, 1942 for \$5,000 cash and subject to a First Deed of Trust of \$6,200 - total purchase price \$11,200.

The improvements consist of a mansion converted into 13 housekeeping units. The owner claims a gross income, if fully rented, of \$250.50 per month furnished, exclusive of 3 rooms on the first floor occupied by her. At the date of inspection it appeared that approximately 5% of the rentable units were vacant.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.



FEB 1084033

PARCEL No. 19 BLOCK No. 736 LOT No. 14

PRESENT OWNER ACQUIRED TITLE -

From:

Helen J. Sutherland April 19, 1943

Date: I.R.T.

\$6.60

DEED OF TRUST:

None

a Children of the

Shown through the property by owner. Present use is a lodging house operated by owner.

ILLEGAL USE.

Apartment in basement - 4 stories of occupancy in wood frame building.

Some minor violations - gas plates in rooms



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ts Wilm

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Parcel 20

Block 736

The owner stated that she acquired the property in 1942 for \$2,000 cash and subject to a First Deed of Trust of \$10.950 - total purchase price \$12,950.

The improvements consist of a 3 flat building. The first floor flat is rented for 43.75 per month and the second and third floor flats are rented for \$55 per month each. These rentals are much lower than comparable rentals in the area.

There are no fire escapes on the building.



ER TORIOZE

PARCEL No. 20 BLOCK 736 IOT No. 15

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FRESENT OWNER ACQUIRED PROPERTY -

From:

Helen J. Livingstone

Date:

June 3, 1944

I.R.T.

\$7.70

DITO OF TRUST:

\$6,000.00 Helen J. Livingstone - June 3, 1944

CMILE COL

Shows through property by owner. Improvements presently used as lodgings. Rents are as follows:

Carrie are as follows:

1119	Ellis	Street	\$45.00
1121	Ellis	Street	55.00
1123	EILIA	Street	57.00

The se rents are too low by comparison with similar rentals in the neighborhood. In making an income analysis I used fair rentals in accordance with the present market.

Present use is in violation of the State Housing Act. Gas plates (cooking) in rooms and no fire escapes.



KE HELDI

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

WESTERN ADDITION

Street Address: 2111-2113 Geary St.

Parcel No. 1009-21 Block No. 1099 Lot No.

SUPPLEMENTAL DATA

TION

The property consists of a two story and basement, frame, separate entrance flat building containing 8 rooms and 1 bath with It is over 65 years old.

separate toilet.

REMODELING AND GNVARGION

It has been remodeled by adding a garage and driveway in the front portion of the basement, and sheathing the front with asphalt shingles.

The interior has been converted into 3 housekeeping apartments, 1-4 on the lower floor and 2-2 rooms on the upper floor. Additional bath rooms and kitchenettes have been added, minimum conversion.

CONDITION AND

The property is in poor repair.

CENT SALES

None since June 16, 1954 as per Title Search of February 10, 1955.

SALEABILITY

Saleable as tenement housing.

PHOTOGRAPH

Front Elevation

1099 21

Goldberg
Parcel 1

Block 737

Present owner acquired title on September 8, 1947 for

The improvements consist of a 3-car capacity 1-story garage structure which is rented for \$40 per month.



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GENERAL DESCRIPTION

This parcel of property is improved with a 1-story concrete 3-car private garage building. The building is divided into 3 separate stalls with T&G partitions and has water & electric service; 3 floor drains.

CONDITION AND REPAIR The building is in good condition, inside and out.

USE AND OCCUPANCY

Currently rented to 3 private garage tenants. Keeps well rented.

LAST PRIOR SALE

9/5/47 B. Romaine to Walter S. Goldberg IRT \$5.50 9/18/27 W. S. Goldberg to California Pacific T. I. Co. to Walter S. Goldberg Grant.

Owner state the property cost him \$5000 in 1947. He purchased it with the intention of constructing a dwelling above the existing concrete garage, and secured a building permit to do so.



Taylor
Parcel 2
Block 737

The present owner stated that he acquired title to the subject property in December, 1949 for \$2,000 cash and subject to a First Deed of Trust of \$9,250, a Second Deed of Trust of \$3,850, a Third Deed of Trust of \$8,440 and an assumed F.H.A. Loan of \$1,000 - total purchase price \$24,500.

The improvements consist of a 3 flat building converted into 3 apartments units and 12 housekeeping units. The first floor and basement are rented as apartment units on an unfurnished and furnished basis, and the second and third floors are rented as housekeeping units furnished. The owner states that his gross income from the building, if fully rented, exclusive of his own 5-room apartment, is \$418 per month. At date of inspection, the building was over 20% vacant.

There are no fire escapes, and unvented gas heaters are used.



EB 100032

GENERAL DESCRIPTION

This parcel of property is improved with a 3-story & basement frame 4-flat building probably built circa 1890. It appears that at some time in the past, the ground floor may have been altered. The property is a corner with some city view to the south.

, *

CONDITION AND REPAIR

The exterior of this building is in generally good condition; the interior varies from good to poor. The owner's portion, good; the rental area, fair to poor.

USE AND OCCUPANCY

Currently occupied in part by owner (lower flat) and the basement flat and a few rooms in two upper flats rented to tenants; most of the two upper flats are vacant and have been for a year or more.

LAST PRIOR SALE

5/10/50 H. & K. Leonardus to G. B. Sanford IRT \$5.50 to Herman Taylor IRT \$13.05 Buyer executed \$8440 loan in favor of the

Owner states that the property cost \$23,500 in 1950, with about \$3000 cash, and a first, second and third loan.



seller.

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Mathews
Parcel 3

it appears this property was purchased august 13, 1946 for \$2,000 cash and a Deed of Trust of \$9,000 - total purchase price \$11,000.

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The improvements consist of a residence converted into C housekeeping units and 3 sleeping rooms. The owner's sister claims a gross rental of \$155 per month furnished, exclusive of 3 rooms occupied by herself. At date of inspection, the building was approximately 10% vacant.

There are numerous unvented gas stoves in the building.

The former owner of this property, Curtis L. Mathews, is now deceased and probate proceedings are pending.



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GENERAL DESCRIPTION

This parcel of property is improved with a 2-story & part basement residence built circa 1890. With the addition of 1 new bathroom and the arrangement of 5 kitchenettes, ranging from actually partioned off spaces to a gas plate & tiny washstand in a closet, this residence has been arranged for rental units for housekeeping. The lot runs through to Willow St. and the building is detached on the east side. The front is faced with asbestos siding. The exterior is good; the interior varies but is generally good to fair.

CONDITION AND REPAIR

USE AND OCCUPANCY

LAST PRIOR SALE

Currently most of the first floor is occupied by the owner; the balance of the structure is divided into 7 rental units, 4 of which have been vacant for a long time; a year or more.

8/14/46 Northern Co's T. I. Co. to Curtis L. Mathews IRT \$12.10 Buyer executed a \$9000 Bank of America first loan.

2/21/57 Est. C. L. Mathews to Margaret Stutts & Dorothy M. Lewis At the time C. L. Mathews died, 10/11/54, the property was appraised at \$8500.

Owner states the property cost \$11,500 in 1946.



GEWINDLE DESCRIPTION

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DER AND COCUPANCE

LAST PRIOR BALE

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